



Talbot County Planning Commission
Final Decision Summary
Wednesday, January 5, 2021 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton, Maryland

Archived audio and video stream of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
Paul Spies
Lisa Ghezzi

Attended by Teleconference:
William Boicourt

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Elisa Deflaux, Planner II
Andy Meehan, Planning Commission Counsel
Mike Mertaugh, Assistant County Engineer
Ray Clarke, County Engineer
Mike Duell, Chief Compliance Officer

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 am.

2. Election of Officers—The Commission voted for Chairman and Vice Chairman. The results were unanimous and the following were appointed:
Phillip “Chip” Councill, Chairman of the Planning Commission
Michael Strannahan, Vice Chairman of the Planning Commission

3. Decision Summary Review—

November 3, 2021- The Commission noted the following correction to the draft decision summary:

- a. Line 221; Correct M’Cowlwel to Mc’Connel

Commissioner Strannahan moved to approve the November 5, 2021 Decision Summary with amendments. Commissioner Ghezzi seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

55 December 1, 2021

56
57 **Commissioner Ghezzi moved to approve the December 1, 2021 Decision Summary.**
58 **Commissioner Spies seconded the motion.**

59
60

<u>Vote</u>	5-0
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

65
66 December 1, 2021- Closed Session

67
68 **Commissioner Spies moved to approve the December 1, 2021 Closed Session**
69 **Decision Summary. Commissioner Strannahan seconded the motion.**

70
71

<u>Vote</u>	5-0
FOR:	0- Councell, Strannahan, Boicourt, Ghezzi, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

76
77 **4. Old Business**— None

78
79 **5. New Business**

80
81 **a. Applicant:** Michael and Shannon Diamant
82 **File No.:** MV62
83 **Agent:** Brett, Ewing, Lane Engineering
84 **Request:** Minor Variance- Renovation to existing structure
85 **Location:** 7308 Quaker Neck Rd, Bozman MD 21612
86 Map 39, Grid 6, Parcel 79, Lot B
87 **Zoning:** Resource Conservation (RC)

88
89 The applicants requested a recommendation from the Planning Commission for a Minor
90 Variance for the construction of: 1) an addition on the water side of the residence, 2) a
91 covered porch addition, and 3) a bay window alteration on the front of the residence,
92 totaling 123 square feet in new lot coverage.

93
94 Should the Planning Commission recommend approval of the Minor Variance, staff
95 recommended the following conditions:

96
97 1. The applicant shall comply with and address all Critical Area comments and standards,
98 including the completion of a Buffer Management Plan that complies with requirements of
99 Critical Area law.

100

101 2. The applicant shall make an application to the Office of Permits and Inspections, and
102 follow all rules, procedures, and construction timelines as outlined regarding new
103 construction

104
105 3. The applicant shall commence construction of the proposed improvements within
106 eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.
107

108 **Staff Presentation:**

109 Elisa Deflaux, Planner II
110

111 **Applicant Presentation:**

112 Brett Ewing, Lane Engineering
113

114 **Public Comment**— None
115

116 **Commissioner Spies moved that the Planning Commission recommend approval of**
117 **Minor Variance # MV62 for Michael S. and Shannon R. Diamant at 7308 Quaker**
118 **Neck Road, Bozman, Maryland subject to staff conditions. Commissioner Ghezzi**
119 **seconded the motion.**
120

121	Vote	5-0
122	FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
123	AGAINST:	0
124	ABSTAIN:	0
125	ABSENT:	0
126		

- 127 **b. Applicant:** Talbot County
128 **File No.:** 313
129 **Request:** Consideration of consistency with the Talbot County
130 Comprehensive Plan
131 **Project:** Resolution to amend the Talbot County Comprehensive Water
132 & Sewer Plan regarding the connection of Phase 1, Section 1 of
133 the Lakeside Project to the existing Trappe Wastewater
134 System.
135

136 To consider whether an amendment to the Talbot County Comprehensive Water and Sewer
137 Plan regarding the connection of Phase 1, Section 1 of the Lakeside at Trappe (Lakeside)
138 project to the existing Trappe wastewater system is consistent with the Talbot County 2016
139 Comprehensive Plan.

140 **Staff Presentation:**

141 Miguel Salinas, Planning Officer
142 Ray Clarke, County Engineer
143

144 **Public Comment**— Lyndsey J. Ryan; Booth, Cropper & Marriner, PC
145 Ryan Showalter; McAllister, DeTar, Showalter & Walker LLC
146

147 **Commissioner Spies moved that the Planning Commission find that Resolution 313,**
148 **the connection of Phase 1, Section 1 of the Lakeside at Trappe (Lakeside) project to**
149 **existing Trappe wastewater system is consistent with the Talbot County 2016**
150 **Comprehensive Plan. Commissioner Strannahan seconded the motion.**

151
152 Vote 2-3
153 FOR: 2- Strannahan, Spies
154 AGAINST: 3- Councell, Boicourt, Ghezzi
155 ABSTAIN: 0
156 ABSENT: 0

157
158 **Commissioner Boicourt moved that the Planning Commission find that Resolution**
159 **313, the connection of Phase 1, Section 1 of the Lakeside at Trappe (Lakeside)**
160 **project to existing Trappe wastewater system is inconsistent with the Talbot County**
161 **2016 Comprehensive Plan. Commissioner Ghezzi seconded the motion.**

162
163 Vote 3-2
164 FOR: 3- Councell, Boicourt, Ghezzi
165 AGAINST: 2- Strannahan, Spies
166 ABSTAIN: 0
167 ABSENT: 0

168
169 Commissioner Ghezzi asked to let the record show the Commission’s vote on November
170 3, 2021 where the Commission found (3-1-1; Strannahan opposed, Spies absent) that the
171 initial hook-up of up to (120) homes from the Lakeside Development into the existing
172 Trappe WWTP was inconsistent with the 2016 Comprehensive Plan until the plant meets
173 ENR standards and any flow coming from the Lakeside Development should meet ENR
174 standards. As explained in a letter from the Planning Commission submitted to the
175 County Council dated December 13, 2021, the Commission stated they rescinded their
176 certification of the Council-approved Resolution 281 with their November 3rd motion.
177

178 **6. Discussion Items—**

179
180 **a. Request:** Request to the Planning Commission from the Planning Officer for
181 a land use classification recommendation pertaining to the “Tardigrade Obstacle
182 Course & Fitness Facility”

183 **Location:** 11315 Old Cordova Road, Cordova, MD 21625
184 Map 11, Grid 15, Parcel 279

185 **Zoning:** Agricultural Conservation (AC)
186

187 For the Record: Commissioner Spies is a member and neighbor of Tardigrade Obstacle
188 Course & Fitness Facility. He does not have a financial interest in the property and will
189 continue in this discussion item.

190 **Staff Presentation:**
191 Miguel Salinas, Planning Officer
192

193 Mike Duell, Chief Compliance Officer

194

195 **Applicant Presentation:**

196 Matthew and Jessica Lister

197

198 **Public Comment**— Ryan Showalter, McAllister, DeTar, Showalter & Walker

199

200 **Commissioner Spies moved to recommend approval to the Planning Officer for the**
201 **land use classification, Country Club, pertaining to the “Tardigrade Obstacle**
202 **Course & Fitness Facility. Commissioner Strannahan seconded the motion.**

203

204	<u>Vote</u>	5-0
205	FOR:	0- Councill, Strannahan, Boicourt, Ghezzi, Spies
206	AGAINST:	0
207	ABSTAIN:	0
208	ABSENT:	0

209

210 **b. Request:** Planning Commission discussion of Talbot County’s Solar Energy
211 Systems requirements in the *Talbot County Code* (§ 190-32.4)

212

213 **Staff Presentation:**

214 Miguel Salinas, Planning Officer

215 Ray Clarke, County Engineer

216

217 **Public Comment**— Ryan Showalter, McAllister, DeTar, Showalter & Walker LLC

218

219 **6. Staff Matters**— None

220

221 **7. Work Sessions**— The Planning Commission would like to have a Work Session with
222 the County Council regarding Talbot County’s Solar Energy Systems regulations

223

224 **8. Commission Matters** —Due to the pandemic, Planning Commission meetings will
225 return to a virtual format until further notice. Please check the Planning Commission
226 website closer to the meeting date for any updates on remote participation information.

227

228 **9. Adjournment**– Commissioner Councill adjourned the meeting at 1:00 pm.